

*Transforming Communities*  
— 2016 Pennsylvania Brownfields Conference —

Lancaster Mobile Workshop  
**October 26, 2016**

Lancaster County  
Convention Center

# Mobile Workshop: Lancaster Bus Tour



Site No.	Building Name	Address
1	Lancaster Convention Center	25 South Queen St.
2	Excelsior	125 East King St.
3	The Conestoga Plaza	902 South Duke St.
4	Roberto Clemente Park	455 South Duke St.
5	Keystone Opportunity Zone	100 Block of Seymour St.
6	Former Norfolk Southern Railyard	302 Harrisburg Pike
7	Former Armstrong Industries Plant	401 West Liberty St.
8	Stop	Clipper Magazine Stadium
9	Former Gunzenhauser Bakery & Miller Barrel Works	811 North Prince St.
10	Walking Tour	The Swisher Building
11	Walking Tour	Buckwalter Building
12	Walking Tour	Former Lancaster Press Building
13	Walking Tour	Former Haddad Shoe Company
14	Walking Tour	Former Haddad Shoe Company
15	Walking Tour	Former Haddad Shoe Company
16	Former Lancaster Stock Yards	1300 Marshall Ave.
17	Former Stehli Silk Mill	631 Martha St.
18	Former RCA Plant	1000 New Holland Ave.
19	Stop	Kerr Group Buildings - Urban Place, Science Factory, and Cork Factory Hotel

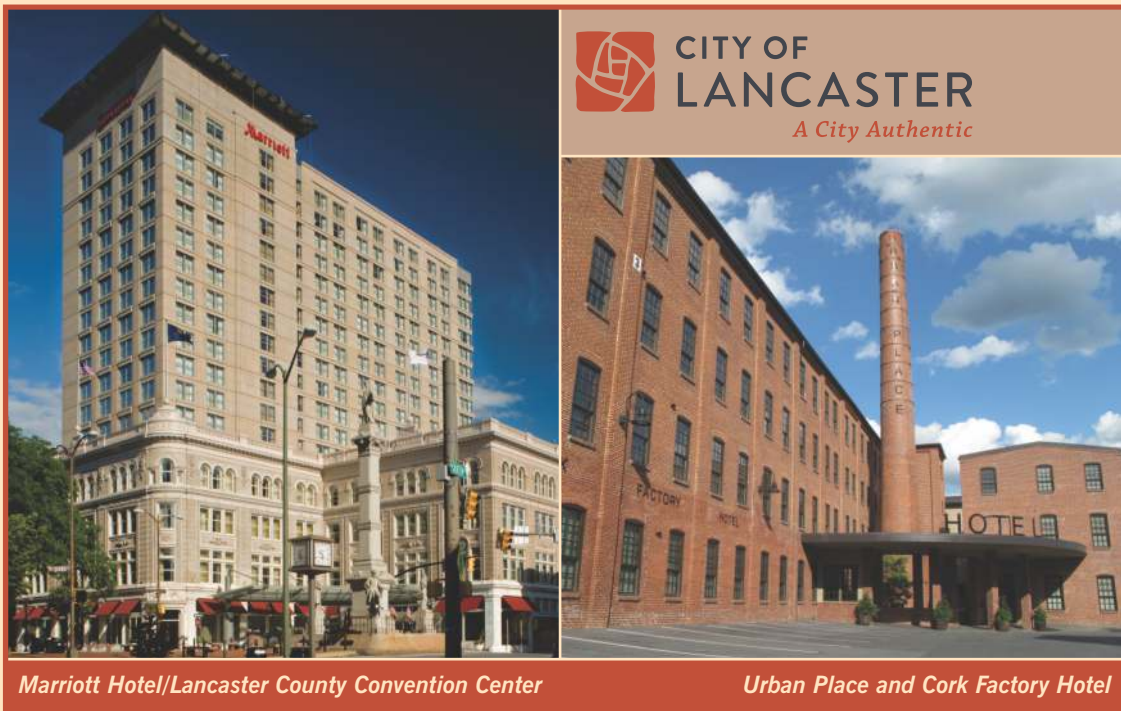
# Lancaster Mobile Workshop

**October 26, 2016**

**Time: 2:00 p.m. to 5:00 p.m.**

Join us for an afternoon tour of the beautiful and vibrant City of Lancaster. Known as the Red Rose City, it is one of the oldest inland towns in the United States. Lancaster is a small city of 7 square miles and 60,000 residents that has been identified as a “rebounding” post-industrial city by the Philadelphia Federal Reserve. Many brownfields in and around the City have been successfully developed as apartments, condominiums, event spaces, athletic venues, educational facilities, and many other commercial uses. In addition, sustainable development and urban infill projects have followed brownfield redevelopment projects into the City. The tour will highlight projects that will be discussed throughout the conference and attendees will get to hear about them from those who made the projects happen.

Several stops are planned during the tour, where attendees will visit noted sites—please dress appropriately for the weather and some walking. The tour will depart from the Marriott Hotel/ Lancaster County Convention Center, and conclude at the Cork Factory Hotel (approx. 1 mile from the Marriott) for the Wednesday evening reception from 5:30 p.m. to 7:30 p.m. in the ballroom. Following the conclusion, the tour shuttle will continuously loop between the Marriott and Cork Factory to transport reception guests to and from the reception.



*Marriott Hotel/Lancaster County Convention Center*

*Urban Place and Cork Factory Hotel*

## Site 1

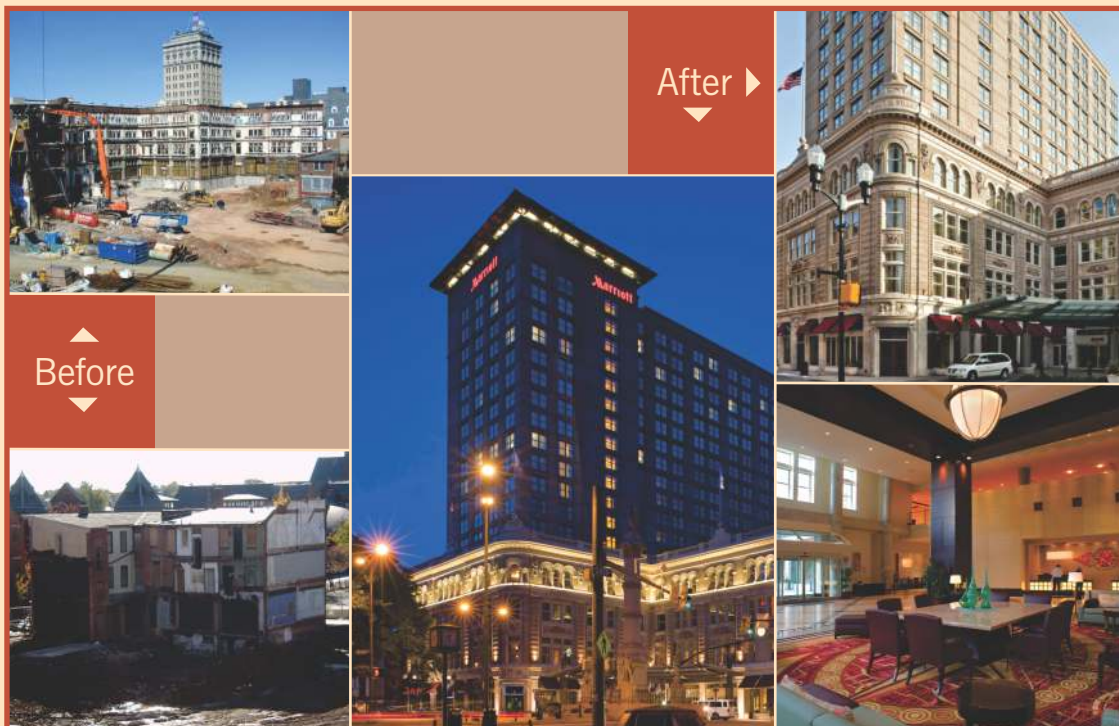
# Lancaster County Convention Center

**Current Use & Owner:** Lancaster County Convention Center Authority & Redevelopment Authority of the City of Lancaster

**Former Use & Site History:** Watt & Shand Department store incorporating the Montgomery House, the former home and offices of Thaddeus Stevens, the former Kleiss Saloon and the home of Lydia Smith. During excavation of the Thaddeus Stevens House and the Kleiss Saloon, remnants of a former stop for slaves using the Underground Railroad were discovered. The historic sites can still be seen today from the Vine Street lobby.

**Developer & Funding:** The Convention Center Authority was the developer and funder of the Convention Center portion of property. The Redevelopment Authority of the City of Lancaster and Penn Square Partners (High Companies and Lancaster Newspapers) funded and developed the Marriott portion of property. Funding was provided through bonds issued by the Convention Center Authority and the Redevelopment Authority, as well as state grants including RACP and IFIP grants.

**Remediation:** The property was developed as condominiums for the convention center and hotel, along with shared spaces that are used by both for events. The interior of the former Watt and Shand was gutted, while carved stone façade was retained as the main entrance to the facility. The Montgomery House was also incorporated into the facility and now provides more intimate event space. The Thaddeus Stevens House, Kleiss Saloon and Lydia Smith home has been leased to LancasterHistory.org as a future historical site. Asbestos, lead paint and other minor environmental remediation were completed as part of the project.



## Site 2

### Excelsior

**Current Use & Owner:** The property owners are John and Kelly Dantine. Used for event space.

**Former Use & Site History:** The property incorporates a former furniture store and Sprenger Brewery operation. The catacombs of the brewery space have been incorporated into the event space along with a sunken garden courtyard. This property sat vacant for over 40 years before the Dantines acquired the property and redeveloped the space. Many of the walls in the building were left in their raw state so people can see the marks of history made by those who completed work on the building over the years. The building is equipped with modern technology including Wi-Fi and LCD flat screens. A kitchen was installed on the lower level to serve the special event space. It is now a prime location for weddings, corporate functions, etc.

**Developer & Funding:** The project was privately funded by the Dantines in partnership with Shoemaker; more than \$2.0 million was invested.

**Remediation:** Other than asbestos and lead, there was little remediation required. However, green infrastructure elements have been incorporated into the property. The rear wall of the four-story open air terrace features a living green wall.



## Site 3

# Conestoga Plaza

**Current Use & Owner:** The retail/commercial area is owned by Conestoga Plaza, LP.

**Former Use & Site History:** Miguel's Nightclub and old County landfill.

**Developer & Funding:** Spanish American Civic Association (SACA) Development (501 c3) and Conestoga Plaza, LP.

**Remediation:** Arsenic impacted soils from SACA Development placed on site to bring to grade. Soils impacted with metals and SVOCs. Will use pathway elimination and environmental covenant to close out site once fully developed. You will see what we lovingly refer to as the Great Wall of Lancaster that was built along the western property line because of the slope of the site.

Spanish American Civic  
Association Development  
and Conestoga Plaza, LP.



## Factsheet

# Lancaster County, Pennsylvania and the Roberto Clemente Park

What do baseball and the U.S. EPA Brownfields Program have in common? How about the successful renewal of the Roberto Clemente Park in Lancaster, Pennsylvania! Roberto Clemente Park was a remnant of 1960's-era urban renewal; once a place of community pride and celebration, the park fell into disarray and became a poorly maintained, underutilized, and potentially contaminated brownfield in one of Lancaster's oldest communities, where one-third of the residents live in poverty.



*The completed Roberto Clemente Park.*

In 1998, the Inner City Group, a nonprofit coalition of neighborhood-based organizations, was charged with revitalizing this once vibrant and celebrated park as part of a larger economic development effort in the community. After discovering buried demolition debris early in the design phase of the project, the Inner City Group enlisted the assistance of the Lancaster County Planning Commission. The Commission used a portion of its \$250,000 EPA Brownfields Assessment grant to conduct a Phase I assessment for the 3.5 acre park. Upon discovering that the park had once been home to a scrap yard, dry cleaner, and umbrella handle manufacturer, a Phase II assessment followed. The assessment revealed scattered arsenic and lead contamination in soils and tetrachloroethene in groundwater. Next came the cleanup plan; cleanup conducted according to the Special Industrial Area provisions of Pennsylvania's Voluntary Cleanup Program ("Act 2"), involved excavating several "hot spots," conducting a risk assessment, and applying Deed Restrictions.

In total, more than \$153,000 of EPA Brownfield Pilot grant funding was used at the site, leveraging another \$700,000 in public and private funds for the redevelopment of Roberto Clemente Park.



*Roberto Clemente, Jr. cutting the ribbon in the opening day ceremony of Roberto Clemente May 7, 2005*

On May 7, 2005, EPA Region 3's Hazardous Site Cleanup Division Director, Abe Ferdas, and Roberto Clemente, Jr. joined state and county officials and members of the South Duke Street community at a ribbon cutting ceremony in downtown Lancaster to officially open the newly redeveloped Roberto Clemente Park and ball field. The park features a new walking path and a state-of-the-art baseball diamond for youth and adult leagues as well as the general public to use and enjoy. The park also features a tribute to Roberto Clemente, the first Latino admitted to the National Baseball Hall of Fame. A sign at the park notes the assistance provided by the U.S. EPA and other organizations and includes a quote from Clemente, "Any time you have the opportunity to make a difference in the world and you don't, then you are wasting your time on earth."



Please visit EPA's Region 3 Web site at [www.epa.gov/reg3hwmd/bfs](http://www.epa.gov/reg3hwmd/bfs) for more information.

## Site 4

# Roberto Clemente Park

**Current Use & Owner:** Park with playground, ball diamond, and picnic pavilion. Owned by School District of Lancaster.

**Former Use & Site History:** 4 acres of historical mixed-use (residential, commercial, and industrial), including a junk yard, dry cleaner, and umbrella handle manufacturer. Public park was formed during 1964 urban redevelopment project. Recent improvements include swimming pool and wall designed by children.

**Winner, Phoenix Brownfield Award for Community Impact, 2005.**

**Developer & Funding:** \$850,000 project; collaboration included South Duke Street Neighborhood Task Force, Inner City Group, Redevelopment Authority of the City of Lancaster, Lancaster County Planning Commission, U.S. EPA Region III, High Companies, Weed & Seed and Environmental Standards Inc.

**Remediation:** Limited removal of soils impacted with metals and chlorinated solvents. Deed restriction for soils to remain capped and no use of groundwater. As part of Special Industrial Area designation, Inner City Group (long-term lease) and the School District of Lancaster are not responsible for historic property uses. Relief of environmental liability granted 12/2003.





## Site 5

# Keystone Opportunity Zone (KOZ) in 500 block of South Water Street

**Current Use & Owner:** 20-acre Lancaster City Industrial Park within the 40-acre KOZ; 12 lots developed, including Kevin Lehman Pottery, Countryside Homeworks, Rhoads Energy Corp., Fritz the Gardener Inc., Triode Media and One2One Computer Services, Creative Packaging, Inc. Future site of Command Fire Apparatus, a company that recycles and restores fire apparatus, and Fire Equipment Museum. Two lots remain available for sale.

**Former Use & Site History:** Industrial sites; Posey Iron Works on right; 14-acre scrap yard on left; Springhouse Brewery at end of street was former warehouse.

**Developer & Funding:** Lancaster City Redevelopment Authority was the original developer and taken over by the City of Lancaster. Funded by U.S. Economic Development Administration (\$1.2M), DEP and DCED (\$450,000).

**Remediation:** Cleanup of PCBs at scrap yard was completed in early 2003-2004.



## Site 6

### Former Norfolk Southern Rail Yard

**Current Use & Owner:** Open grass space owned by Franklin & Marshall College and Lancaster General Health; located behind Clipper Stadium.

**Former Use & Site History:** ~33 acres used as a railroad switching and fueling yard. The project included relocating the switching yard to the west of Dillerville Road.

**Developer & Funding:** Privately funded by Franklin & Marshall College and Lancaster General Health (approximately \$24 million) as well as State RCAP, DCED Business in Our Sites, and a variety of other federal and state programs.

**Remediation:** Contaminants included VOCs, PAHs, PCBs and chlorinated solvents. Impacted soils removed in order to attain the Act 2 Residential Statewide Health Standard. Groundwater pathway eliminated using the Lancaster County Area Wide Non-Use Aquifer Designation. Relief of environmental liability granted 10/2015.



## Site 7

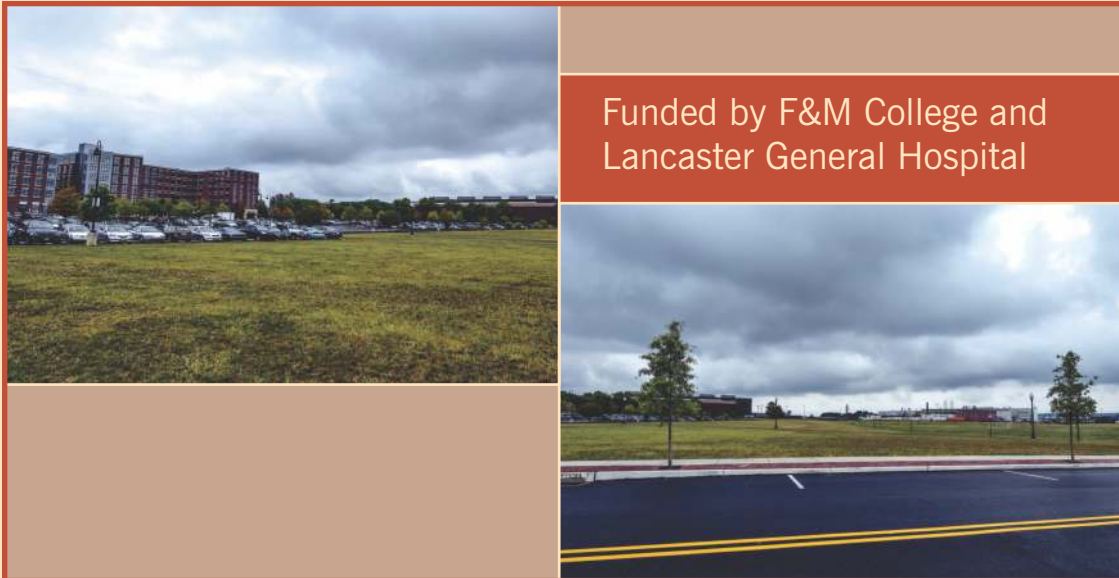
# Former Armstrong Industries Plant

**Current Use & Owner:** Open space available for development; Athletic fields for use by adjacent F&M College.

**Former Use & Site History:** ~67 acres used to manufacture Armstrong flooring products. 8,000 were employed at plant. Over 2 million sq. ft. structures have been demolished.

**Developer & Funding:** Privately funded by F&M College and Lancaster General Hospital

**Remediation:** Contaminants included metals, chlorinated solvents, VOCs and PAHs. Impacted soils removed in order to attain the Act 2 Residential Statewide Health Standard. Toluene groundwater plume mitigated using bio-enhanced remediation once overlying structures removed. Groundwater pathway eliminated using the Lancaster County Area Wide Non-Use Aquifer Designation. RCRA site enrolled in EPA/DEP One Cleanup Program. Relief of environmental liability granted 12/2008, 5/2012 and 12/2009.



## Factsheet

# Lancaster Northwest Gateway Project

The City of Lancaster is surrounded by rolling pastures and prime farmland. As with so many urban communities, as suburban development evolved, industrial enterprises began to disappear and Lancaster, the county seat, became a city in decline.

Today, a collaborative redevelopment strategy is taking shape, driven by a dynamic group of representatives from area businesses, government, residents and a local college. The stakeholders have focused redevelopment efforts in a part of the city known as the Gateways Area, so named because of the intersection of roads, bridges and railways that serve as a gateway to the city.

The northwest section of the larger Gateways Area, primarily industrial and railroad property, was transformed through the combined efforts of Franklin & Marshall College, Lancaster General Hospital and Norfolk Southern Railroad. The \$120 million project represents the largest brownfield redevelopment project the City of Lancaster has ever undertaken.

The first phase of the Lancaster Northwest Gateway project involved the demolition of more than 200 buildings covering 50 acres of what was once Armstrong World Industries' floor cover operations, most of which were phased out by 2004. The cleanup of this site took more than a year and was completed in 2009, and is the home for Franklin and Marshall's expanded athletic fields and new football stadium.

Lancaster General Hospital relocated its nursing school and some other operations and offices to the site, creating an "eds and meds" corridor, a mix of educational and medical business ventures.

Environmental cleanup activities for the Armstrong phase of the project were completed in 2012. Approval was received under the U.S. EPA "One Cleanup Program" agreement with DEP.

The Northwest Gateway project, combined with the renovation of Lancaster's Amtrak Station and the already completed 6,000-seat Clipper Magazine Stadium, breathes new life into this once-decaying industrial area of the city, providing jobs, tax revenue, housing and greenspace for the community.



***"We're putting the area back into constructive use in a way that will remake nearly a quarter of the City of Lancaster."***

Keith Orris, Former Vice President, Franklin & Marshall College

*Aerial of Lancaster*

## Site 8

# Clipper Magazine Stadium

**Current Use & Owner:** Baseball stadium with 6,000 seats; home of the Lancaster Barnstormers.

**Former Use & Site History:** Industrial area with multiple properties, including gas station, equipment repair, rental operation and rail yard. A portion of the site was also discovered to be used as a landfill for the City probably in the late 1700's and early 1800's.

**Winner, Ballpark of the Year, Atlantic League of Professional Baseball, 2013**

**Developer & Funding:** Lancaster City Redevelopment Authority. Funding sources included City and County funds, \$12 million RACP grant, \$13 million revenue bond and a \$1.0 million investment from the owners of the baseball team.

**Remediation:** Pathway elimination and engineering controls used to address soil and groundwater impacted with unleaded gasoline, chlorinated solvents, diesel fuel and metals. Relief of environmental liability granted 12/2004.



## Site 9

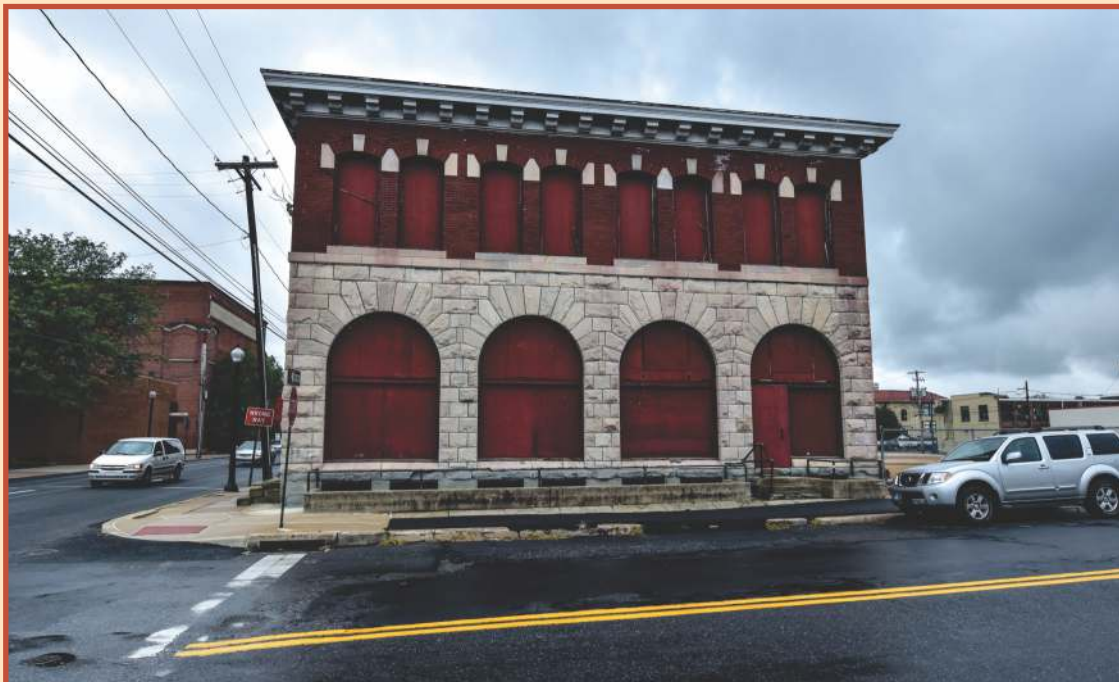
# Former Gunzenhauser Bakery & Miller Barrel Works

**Current Use & Owner:** Vacant; owned by Charter Homes.

**Former Use & Site History:** Destroyed by fire.

**Developer & Funding:** Several development options have been attempted.

**Remediation:** Some remediation occurred following the fire on the Miller Barrel Works site. Some minor remediation was done by Charter Homes using private funds.



Owned by Charter Homes

## Site 10

# Swisher Building

**Current Use & Owner:** Redeveloped into a multi-use building including restaurant space, commercial office space and “micro” (400 sq. ft.) residential units. Ownership divided among condominium owners. Located in Keystone Innovation Zone (KIZ) for community that hosts institutions of higher education. Its purpose is to foster innovation, create entrepreneurial opportunities and provide state tax credits.

**Former Use & Site History:** Tobacco warehouses located on the East side of Prince Street were built in the late 1800's to early 1900's. Listed on National Register of Historic Places in 1989.

**Developer & Funding:** Part of complex redeveloped by Ed Drogaris and Drogaris Companies.

**Remediation:** None known other than perhaps lead paint and asbestos.



Redeveloped by Ed Drogaris and Drogaris Companies

## Site 11

# Buckwalter Building

**Current Use & Owner:** Redeveloped into a multi-use building including the Brickyard restaurant, commercial office space and luxury apartment units. Set up as condominium units. The residential units are rentals managed by Drogaris Companies.

**Former Use & Site History:** Tobacco warehouse

**Developer & Funding:** Part of complex redeveloped by Ed Drogaris and Drogaris Companies

**Remediation:** None known other than lead paint and asbestos.

Redeveloped by Ed Drogaris  
and Drogaris Companies





## Site 12

### Former Lancaster Press Building

**Current Use & Owner:** 1<sup>st</sup> floor commercial; 46 residential condominiums being redeveloped by Lancaster Press Partners.

**Former Use & Site History:** Six-story industrial building, formerly tobacco warehouse, then printing and binding facility.

**Developer & Funding:** Part of complex redeveloped by Ed Drogaris and Drogaris Companies.

**Remediation:** Soils impacted with VOCs, PAH, PCBs and metals from five areas of concern, including a gasoline underground storage tank. Act 2 relief of liability granted 11/2010.



## Site 13

### Former Haddad Shoe Company

**Current Use & Owner:** Multi-tenant office building named City Crossings

**Former Use & Site History:** Built in 1906; historic renovation in 1992

**Developer & Funding:** High Associates Ltd.

**Remediation:** None known other than perhaps lead paint and asbestos.



Developer High Associates Ltd.

## Sites 14 & 15

### Former Haddad Shoe Company

**Current Use & Owner:** Parking lots for City Crossings

**Developer & Funding:** High Associates Ltd.

**Remediation:** Unknown

## Site 16

### Former Lancaster Stock Yards

**Current Use & Owner:** Business park includes Core Source, benefits administrator, and Cargas, software developer for energy industry in a LEED-certified green building. Aspire Universal plans to develop a medical facility and small hotel.

**Former Use & Site History:** Largest stock yards on the east coast outside of Chicago.

**Developer & Funding:** Tim Harrison and Stockyards Development, LP. Funding included private equity, \$2.75 million RACP Grant, \$1.0 DCED Housing and Redevelopment Assistance loan through the City of Lancaster and \$10.0 million IFIP grant. Sovereign Bank provided \$13.0 million loan which was partly paid off with the RACP and IFIP grants.

**Remediation:** Soil and groundwater impacted with bis(2-ethylhexyl)phthalate.

#### Conceptual Site Plan ▶



## Site 17

### Former Stehli Silk Mill

**Current Use & Owner:** Vacant with some interior work and new roof completed. Owned by Matt Bupp and the Lenders Group.

**Former Use & Site History:** Built in 1897; 12-acre mill was once world's longest silk factory; listed on the National Register of Historic Places; 1920s - employed 2,100 people weaving silk fabric for clothing manufacturers. 1954 - Plant closed with advent of synthetic fabrics. 1955- Bought by RCA for production of color television picture tubes, power tubes, and storage. 1973 - RCA sold it to a warehousing firm. 2008 – Purchased by Matthew Bupp for \$1.35 M.

**Developer & Funding:** The Lenders Group. Funding not in place.

**Remediation:** Unknown at this time.



## Site 18

### Former RCA Plant

**Current Use & Owner:** Burle Business Park; 1.3 M sq. ft. under roof; adaptive re-use for 40+ commercial, industrial, technology, educational, warehousing, distribution, manufacturing and office tenants.

**Former Use & Site History:** 1942 – U.S. Navy produced radar display and other tubes. RCA bought plant after WW2; development and production of black-and-white television tubes. 1954 – World's first mass-produced color television picture tubes. 1987 – Partnership of RCA employees purchased the property from General Electric and developed site for multi-business uses.

**Developer & Funding:** Burle Business Park; private funding.

**Remediation:** Unknown



Burle Business Park

## Site 19

### Kerr Group Buildings

**Current Use & Owner:** Originally the Kerr Group, now Urban Place, LP

**Former Use & Site History:** Purchased 8-acre site with abandoned factory in 2004.

**Developer & Funding:** Urban Place, LP (Barry Baldwin); private funding.

**Remediation:** Soil and groundwater impacted with chlorinated solvents and unleaded gasoline from underground storage tanks. Relief of environmental liability granted 11/2005.

#### Urban Place and Cork Factory Hotel

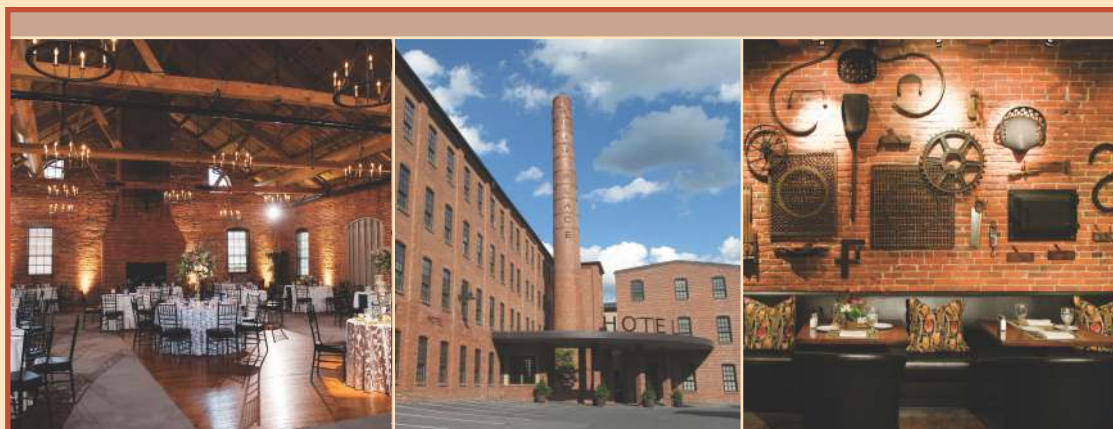
**Current Use & Owner:** Multi-use facility with nine buildings used for hotel, restaurants, event space, residential and commercial office space. Owner is Urban Place, LP.

**Winner, Preservation Leadership Award, Historic Preservation Trust of Lancaster County, 2008.**

**Winner, Smart Growth Leader Award, Lancaster County Planning Commission, 2007.**

**Former Use & Site History:** 1865 - Armstrong Cork Factory; 1965 - Kerr Glass Works plant

**Developer & Funding:** Urban Place, LP (Barry Baldwin); private funding.



Urban Place and Cork Factory Hotel

#### Lancaster Science Factory

**Current Use & Owner:** Houses over 50 hands-on exhibits and activities; Mission is to create an environment for learning the principles of science which helps children develop curiosity, think creatively and build confidence.

**Former Use & Site History:** Opened in 2008.

**Developer & Funding:** Shirk and Sons Partnership; \$1M capital campaign.



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PROTECTION



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